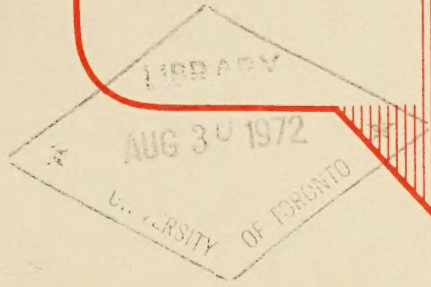
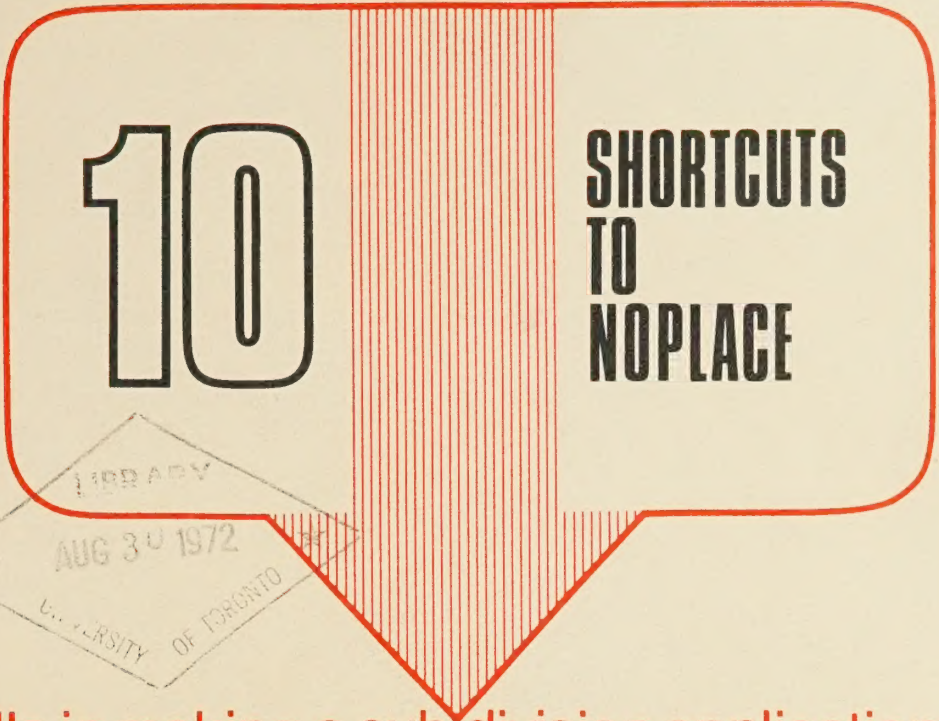


Ontario
Minister of
Municipal Affairs
V/F



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some pitfalls in making a sub division application

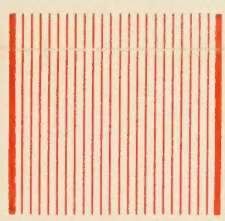


A plan of subdivision is a lot-by-lot layout of what a developer intends to put on the ground. Once approved and proceeded with, its effects on the environment—for better or for worse—are indelible and largely irreversible.

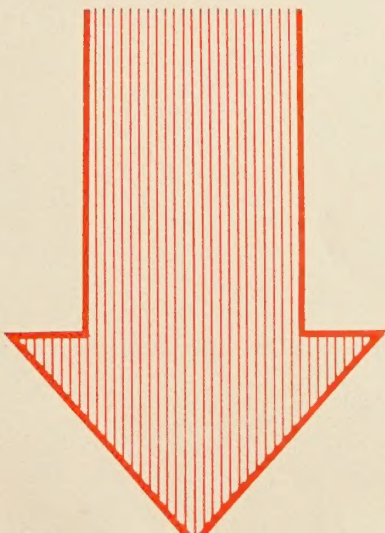
Even before subdivision control covered all lands in Ontario, subdivision by registered plan was regarded as the best device for describing property and establishing good title. It was also considered the best means of ensuring that necessary standards of design and servicing are met before lots can be laid out, sold and developed.

The safeguards in The Planning Act and the review process involving the Community Planning Branch and other provincial and municipal agencies concerned with development make one point abundantly clear: that the province has a vested interest in the way our communities build up.

Obviously, the review of draft subdivision proposals submitted to the Minister of Municipal Affairs cannot be an overnight process. But if the application is thoughtfully prepared in the first place—if the location, timing, design and servicing proposals are carefully worked out—there should be no reason for undue delay in processing it.



Here are ten of the common problems that crop up to slow down the efficient review of draft plans of subdivision and, sometimes, to make approval impossible:



**taking
the amateur approach**

Not understanding the problems of community development.

Land subdivision helps to form the future pattern of settlement and the character of the community. Many subdividers assume (often to their sorrow) that if the site conditions are suitable, everything will be approved. But every bit of apparently suitable land cannot—and indeed should not—be built on. If more subdividers understood what community planning means and how the process works, hopeless applications could be avoided.

**not taking
free advice**

Not seeking free professional advice at the outset.

The Community Planning Branch is able and willing to discuss any subdivision proposal at the start—before money has been spent on a project. There is no charge for this advice (although you pay for it in your tax dollar) and it can save a great deal of time and expense for the subdivider.

**overlooking
land use controls**

Not checking local policies and regulations such as the official plan and zoning by-law, where they exist, to ensure that the subdivision proposal conforms to local municipal policy. If it does not conform and the council is not prepared to amend its policy, then the application will not be approved.

**making
premature agreements**

Entering into agreements with local private and public bodies on the assumption that approval is bound to be given.

Agreements should not be entered into until a draft approval has been issued and the conditions of draft approval are known. In this way agreements do not have to be rewritten because of errors or oversights.

**doing
premature construction**

Carrying out construction or land preparation before approval.

Many would-be developers waste a great deal of time and money laying out roads when the layout itself has to be changed to obtain approval or where approval cannot be given.

**making
premature inquiries**

Assuming that approval is automatic and that it will be given without delay.

The Community Planning Branch is obliged to consult with the usual agencies concerned with land development, especially the local municipality. Experience has shown that at least six weeks must elapse before a meaningful evaluation can be made. Phone calls or inquiries that are premature actually cause delays, so give the Branch time to deal with the application before pursuing it. If you are in a hurry, apply sooner.

**ignoring
professional help**

Not getting professional help in designing the subdivision, especially where the site is awkward or there are many lots.

A town planner (Member of the Town Planning Institute of Canada) should be engaged if there are any doubts and the importance of consultation with the municipality and the Community Planning Branch cannot be overemphasized.

**not doing
homework**

Not sending in enough information with the application.

Key plans to locate the site are also often short of information, making it difficult to locate the site—particularly where villages, hamlets and summer cottages are concerned. Buildings near the site should also be shown.

spending money too soon

Spending money on anything that needs approval before making sure from the proper source that approval has been obtained.

**not reading
SO YOU WANT TO SUBDIVIDE**

This booklet, produced by the Community Planning Branch, outlines the procedures for preparing a draft plan of subdivision and submitting it to the Minister of Municipal Affairs for approval. It is available at a cost of \$2 from the Ontario Government Bookstore, 880 Bay St., Toronto 181. Cheques or money orders should be made payable to the Treasurer of Ontario.